

143.0

0006

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
911,800 / 911,800
911,800 / 911,800
911,800 / 911,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PASKIND DAVID LEE--ETAL	
Owner 2: PASKIND ADRIENNE KERTES	
Owner 3:	

Street 1: 38 PINE RIDGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Vinyl Exterior and 2522 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5778	Sq. Ft.	Site			0	80.	1.03	9									474,674						474,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5778.000	437,100		474,700	911,800		92875
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18



USER DEFINED

Prior Id # 1:	92875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	11:56:30
LAST REV	
Date	Time
07/25/18	14:35:42
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	437,100	0	5,778.	474,700	911,800		Year end	12/23/2021
2021	101	FV	424,700	0	5,778.	474,700	899,400		Year End Roll	12/10/2020
2020	101	FV	424,800	0	5,778.	474,700	899,500	899,500	Year End Roll	12/18/2019
2019	101	FV	316,200	0	5,778.	445,000	761,200	761,200	Year End Roll	1/3/2019
2018	101	FV	268,700	0	5,778.	367,900	636,600	636,600	Year End Roll	12/20/2017
2017	101	FV	268,700	0	5,778.	338,200	606,900	606,900	Year End Roll	1/3/2017
2016	101	FV	268,700	0	5,778.	308,500	577,200	577,200	Year End	1/4/2016
2015	101	FV	254,100	0	5,778.	302,600	556,700	556,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15393-375		1/1/1984		96,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2017	604	Inter Fi	108,925	O				
11/1/2016	1332	Re-Roof	6,500	C				
10/11/1994	530		28,000					ADD DORMER-REM ATT

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	TTL REFUSAL	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
5/6/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	1	Rating:	Very Good	OF-BMT SINK.									
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Good										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good										
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Average										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	YELLOW			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1932	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal:	2 - Plaster			Functional:			%	Interior:		1	8	3	M				
Sec Int Wall:	1 - Drywall	30 %		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:	4 - Carpet	20 %		Total:	10.8	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	135.00	COMPARABLE SALES				Heating:							
Bsmnt Gar:				Size Adj.: 1.16070032		Rate	Parcel ID	Typ	Date	Sale Price				General:			
Electric:	3 - Typical			Const Adj.: 0.98794085													
Insulation:	2 - Typical			Adj \$ / SQ: 154.805													
Int vs Ext:	S			Other Features: 107000													
Heat Fuel:	2 - Gas			Grade Factor: 1.00													
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor: 1.00													
Solar HW:	NO	Central Vac:		Adj Total: 489997													
% Com Wal		% Sprinkled		Depreciation: 52920													
				Depreciated Total: 437077													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor:				Before Depr:	154.80								
Model:				Special Features:	0			Val/Su Net:	134.70								
Serial #:				Final Total:	437100			Val/Su SzAd:	212.60								
Year:				PARCEL ID	143.0-0006-0002.0												
Color:																	
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N																	
Total Yard Items:				Total Special Features:				Total:									